

ZONING AND ADJUSTMENT BOARD

June 12, 2006

Special Meeting for Florida Crushed Stone

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, June 12, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Marge Thies, Ron Berry, Rusty Mask, Frank Topping, Richard Cole Jr., Todd Brown, and Frank Szczepanski. Dale Nichols, James Sutton, and Evan Merritt were absent. Meredith Kirste - Zoning and Adjustment Board Attorney, Sandy Cassels – Secretary, and Roberta Rogers – Director of Planning & Development were present. Chuck Drake, TetraTek HAI, a consultant for Sumter County was present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

C2006-0001

Florida Crushed Stone/Rinker

Steve Richey, and Roger Sims, attorneys for the applicant, were present and requesting a conditional use permit for a mine expansion on 395 acres MOL. Mr. Richey discussed a similar application that was made in 2005 and denied by the Board of Sumter County Commissioners. Mark Stephens, The Colinas Group, Inc., was present and explained the differences between the proposed site plan and the previously proposed site plan. In particular, 163 fewer acres are proposed for quarries, including an 80 acre quarry in the north west section of the property. Other changes include increased setbacks from the minimum required and a landscaped berm to reduce visual impact. The plan includes the use of a hydraulic barrier ditch (HBD) to decrease offsite drawdown caused by pumping. Mr. Stephens explained how the data from monitoring wells gathered over the prior 11 months shows the effectiveness of the HBD. Mr. Stephens stated the mine is in compliance with all applicable permitting agencies. Mr. Stephens also explained the mine's need for the expansion as the current mining operation will be mined out within the next twelve months.

Mr. Fred Crabill, Southeast Environmental Systems, Inc. discussed the monthly water samples and water sample reports the mine is required to submit to the Department of Environmental Protection (DEP).

Mr. Jeff Straw, GeoSonics, and Mr. David Teasdale, HAAG Engineering Co., discussed blasting regulations and monitoring and the agencies that regulate blasting. Mr. Straw stated the mine had done structural inspections at nearby homes to provide a benchmark for damage claims. He explained the location of the seismographs that record ground movement. Mr. Teasdale, who is a structural engineer stated the levels recorded in prior blasts are well below state maximum levels. He stated a blasting/explosives contractor performs the blasting.

Mr. Jackson Sullivan, a land use planner with the law offices of Carlton Fields, discussed the mining policies in the Sumter County Comprehensive Plan. He gave his opinion that the proposed plan is in compliance with the Comprehensive Plan. Mr. Brian Smalkoski, Kimley-Horn, discussed the traffic study for the mine. Mr. Smalkoski stated there will be no change in the amount of traffic generated, or changes in traffic movement. He feels there is no need for turn lanes or turn signals. Henry Fishkind, Fishkind and Associates, discussed financial contributions generated by the mine in this area. Tracy Bryant, Rinker Materials Corp., explained the company is working with the community through community projects. Benny Collins, plant operator of the Center Hill Florida Crushed Stone facility, explained ways the mine responds to community concerns.

There were seven (7) members in the audience who addressed the Board: Mr. John Megan, Mrs. Skinner, Mr. Bill Skinner, Mr. Leo Zimmerman, Mrs. Yvonne Taylor, Mrs. ? (listen to tape to get name), and Mr. Chris Roper. Generally, the speakers discussed their concerns with the need for the expansion, safety issues, structural damage, sinkholes, water levels in the area, and blasting. Mr. Megan felt the application

does not meet the Land Development Code requirements for a conditional use permit. In particular, he felt there is no showing of community need, that the expansion would create adverse community impacts, and that the expansion would be adverse to interests of other private property owners. Mr. Sims countered those arguments by pointing to testimony and evidence from expert witnesses to the contrary.

Mr. Chris Roper explained he is the legal representative for Stuart Ranch. Mr. Roper stated he has had discussions with the applicant and wanted to go on record stating they have no objections to the plan as proposed.

Mr. Chuck Drake, Tetra Tech, discussed the hydraulic barrier ditch system that Florida Crushed Stone has in place and how it is working.

Mr. Sims, addressed the concerns the audience expressed. He explained this is an improved plan with smaller quarries.

Mr. Topping made the motion to recommend approval of the Conditional Use Permit for a mine expansion on 395 acres MOL to the Board of County Commissioners. Mr. Brown seconded the motion and the motion carried. (Unanimous)

Ms. Thies made a motion to adjourn the meeting at 9:15 pm. Mr. Brown seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board